

In re:
Raymond J. Wesolowski, Jr.
Grace Theresa Evans
Debtors

Case No. 19-17800-amc
Chapter 13

District/off: 0313-2
Date Rcvd: Jun 14, 2022

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 4

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Jun 16, 2022:

Recip ID	Recipient Name and Address
db/jdb	+ Raymond J. Wesolowski, Jr., Grace Theresa Evans, 121 Davis Road, Coatesville, PA 19320-6144

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.

Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI). Electronic transmission is in Eastern Standard Time.

Recip ID	Notice Type: Email Address	Date/Time	Recipient Name and Address
smg	Email/Text: megan.harper@phila.gov	Jun 15 2022 00:24:00	City of Philadelphia, City of Philadelphia Law Dept., Tax Unit/Bankruptcy Dept, 1515 Arch Street 15th Floor, Philadelphia, PA 19102-1595
smg	Email/Text: RVSVCBICNOTICE1@state.pa.us	Jun 15 2022 00:24:00	Pennsylvania Department of Revenue, Bankruptcy Division, P.O. Box 280946, Harrisburg, PA 17128-0946
cr	+ Email/Text: mtgbk@shellpointmtg.com	Jun 15 2022 00:24:00	NewRez LLC d/b/a Shellpoint Mortgage Servicing, c/o Shellpoint Mortgage Servicing, PO BOX 10826, GREENVILLE, SC 29603-0826

TOTAL: 3

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

Recip ID	Bypass Reason	Name and Address
cr		U.S. Bank National Association, not in its individ

TOTAL: 1 Undeliverable, 0 Duplicate, 0 Out of date forwarding address

NOTICE CERTIFICATION

I, Gustava Winters, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Jun 16, 2022

Signature: /s/Gustava Winters

District/off: 0313-2

User: admin

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CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on June 14, 2022 at the address(es) listed below:

Name	Email Address
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CHARLES GRIFFIN WOHLRAB	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing cwohlrab@raslg.com
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JOSEPH L QUINN	on behalf of Joint Debtor Grace Theresa Evans CourtNotices@rqplaw.com
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JOSEPH L QUINN	on behalf of Debtor Raymond J. Wesolowski Jr. CourtNotices@rqplaw.com
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KENNETH E. WEST	ecfemails@ph13trustee.com philaecf@gmail.com
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MICHAEL J. SHAVEL	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing mshavel@hillwallack.com ldejesus@hillwallack.com;lharkins@ecf.courtdrive.com;mshavel@ecf.courtdrive.com;aemberger@ecf.courtdrive.com
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REBECCA ANN SOLARZ	on behalf of Creditor NewRez LLC d/b/a Shellpoint Mortgage Servicing bkgroup@kmllawgroup.com rsolarz@kmllawgroup.com
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United States Trustee	USTPRegion03.PH.ECF@usdoj.gov
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TOTAL: 7

THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA

IN RE: Raymond J. Wesolowski, Jr. and : Chapter 13
Grace Theresa Evans, :
Debtors : Bankruptcy No.: 19-17800-amc

ORDER

AND NOW, upon consideration of the Motion to Sell Real Property, and upon notice to all interested parties and any response thereto, and after a hearing before the Court and for good cause shown, it is hereby

ORDERED, that debtors are granted permission to sell real property known as 121 Davis Road, Coatesville, PA 19320 (“Property”) for the sale price of \$342,500.00 to buyer Reuben Fisher (“Buyer”), who has been represented to be purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a deposit made by or on behalf of the Buyer, shall be distributed in the following manner:

1. Estimated ordinary and reasonable settlement costs, including, but not limited to those related to notary services, deed preparation, disbursements, express shipping, surveys, municipal certifications, or any other such routine matters	\$ 765.00
2. Lien paid at closing – NewRez LLC d/b/a Shellpoint Mortgage * Servicing * the lien shall be paid in full and will vary accordingly based on actual settlement date. NewRez LLC d/b/a Shellpoint Mortgage shall retain its lien on the real property until the lien is paid in full.	\$ 225,000.00
3. Pennsylvania Real Estate Transfer Tax of 1.0%	\$ 3,425.00
4. Commission to Brian Seymour and Matthew Boyle (Agent of Debtors)	\$ 4,950.00
5. Commission to Elvin Stoltzfus (Agent of Buyer)	\$ 8,526.50
6. Estimated payment for past due real estate taxes	\$ 7,451.00
7. Estimated Attorney’s Fees Paid to Debtor’s Counsel	\$ 1,200.00
8. Exempt sale proceeds paid to Debtors	\$ 91,182.50
9. Payment to Kenneth E. West, Trustee	\$ 0.00
Total:	\$ 342,500.00

This Order permitting sale of the real estate shall be effective and enforceable immediately upon entry and Debtors and Buyer are authorized to close the Sale immediately upon entry of this Sale Order. The stay required under Bankruptcy Rule 6004(h) is hereby waived.

The title clerk shall fax a settlement statement from the closing directly to Kenneth E. West, Chapter 13 Trustee upon the close of the settlement to (215) 627-6299, and the Trustee shall promptly notify the title company of any objection to the sums to be disbursed. The title clerk shall immediately transmit the actual disbursement check to the trustee by overnight courier.

In the event the case is converted to Chapter 7, any funds remaining in the possession of the standing Chapter 13 trustee derived from the sale of the real estate shall be transferred to the appointed Chapter 7 trustee.

BY THE COURT:



Date: June 14, 2022

HONORABLE ASHELY M. CHAN
United States Bankruptcy Judge